WARRANTY DEED

LAWYERS TITLE INSURANCE CORPORATION
DOME BUILDING
736 Georgia Avenue
Chattanooga, Tn. 37402
(615) 756-4154

Prepared by:
ROBERT L. BROWN, *Attorney*
100 Dome Building
736 Georgia Avenue
Chattanooga, Tn. 37402

FILE NO. 820448
ms

THIS INDENTURE, Made the 14 day of June , 19 82 , between
MACK BROTHERS, JR., Widower

as party or parties of the first part, hereinafter called Grantor, and BOOK 5897 PAGE 951
BOBBY G. ROUSE AND WIFE DEBBIE J. ROUSE

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include the parties named herein and their respective heirs, successors and assigns);

WITNESSETH that:

Grantor, for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alleined, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, the following described property:

All that tract or parcel of land lying and being in Davidson County, Tennessee and being more particularly described as being Lots Nos. 20 and 21, and a part of Lots Nos. 18 and 19 on the Map of Royal Oaks Subdivision of record in Book 421, Pages 102 and 103, Register's Office, Davidson County, which properties are shown on survey of record in Book 547, Page 77, said Register's Office, and described as follows, to wit: Beginning at a point in the east margin of Lynwood Boulevard at the intersection of the south line of a 20 foot alley, being the northwest corner of said Lot No. 21; thence along the south margin of said alley South 87 degrees 04 minutes 46 seconds East 585.0 feet to an iron pipe; thence South 05 degrees 15 minutes West 201.01 feet to an iron pin; thence South 21 degrees 24 minutes 29 seconds East 197.92 feet to an iron pin in the northwest margin of Pendleton Avenue; thence South 56 degrees 35 minutes 31 seconds West along said northwest margin 99.18 feet to a point; thence westerly along the curve of Pendleton Avenue a distance of 370.08 feet to an iron pin, said curve having a chord of North 85 degrees 32 minutes 39 seconds West 343.72 feet; thence North 47 degrees 40 minutes 49 seconds West along the northeastern margin of Lynwood Boulevard 174.19 feet to an iron pin; thence continuing northerly along the curve of Lynwood Boulevard a distance of 243.35 feet to an iron pin, said curve having a chord of North 22 degrees 19 minutes 46 seconds West 235.49 feet; thence North 03 degrees 01 minute 18 seconds East 107.19 feet to an iron pin and the point of beginning, said tract containing 5.73 acres, more or less, as shown on a boundary survey by Charles B. Moseley, Jr., dated March 29, 1982, which survey is incorporated herein by reference.

Being the same property conveyed by deed recorded in Book 1290, Page 660, said Register's Office.

Included as a part of said property is all of Grantor's right, title and interest in and to the alley adjoining the northern boundary of said property.

This conveyance is made subject to taxes for 1982 which the Grantee assumes and agrees to pay when due.

Grantor warrants and represents that he is the widower of Sarah White Brothers, deceased, that their marriage was continuous from the date of acquisition of the above described property to the date of her death, on Feb 8 19 81 , that all debts and taxes owed with respect to the estate of said deceased have been paid and that he now owns unencumbered fee simple title to said property.

Address of Grantee	Mail Tax Notice to	Map Parcel No.
Bobby G. Rouse	320 Lynwood Blvd, Nashville	116-11-61

TO HAVE AND TO HOLD said property and all rights appurtenant thereto, to Grantee forever in FEE SIMPLE.

Grantor warrants that Grantor is lawfully seized and possessed of said property, has full power and lawful authority to convey same, that Grantor's title is marketable, clear, free and unencumbered except as set forth herein, and that Grantor will forever defend the right and title to said property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year above written.

Mack Brothers, Jr.

BUSH

FELIX Z. ROSSI II REGISTER
DAVIDSON COUNTY, TN

JUN 14 2 49 PM '82

IDENTIF. REFERENCE

G 9 5 5 0 8

STATE OF Tennessee

COUNTY OF Davidson

On this the 14th day of June, 19 82, before me personally appeared Mack Brothers, Jr.

to me known to be the person or persons described in and who executed the foregoing Deed and acknowledged that he executed the same as his free act and deed. WITNESS my hand and notarial seal:

Date of Expiration of Commission: July 12, 1985

John P. Grimes (Seal)
Notary Public

STATE OF Tennessee

COUNTY OF Davidson

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bobby G. Rouse

Signed and sworn to or affirmed before me on this the 14th day of June, 19 82.

Date of Expiration of Commission: July 12, 1985

John P. Grimes (Seal)
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5897 PAGE 953

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			500000.00- CO	
			1300.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 1306.50-	
			2489A06/14/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.95508

IDENTIF. REFERENCE

JUN 14 2 43 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 886249